

Comprehensive Zoning  
Ordinance

for

Warrick County, Indiana  
(With the exception of Boonville, Newburgh and Chandler)

Effective February 1, 2005

**AMENDED May 25, 2005 WITH THE FOLLOWING:**

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2005-07  
AN ORDINANCE TO AMEND ARTICLE VIII AGRICULTURE “A” DISTRICT  
SECTION 1 USE REGULATIONS BY DELETING SUBSECTIONS (3) ACCESSORY  
USES AND STRUCTURES & (7) ONE FAMILY DETACHED FARM DWELLING  
AND RENUMBERING REMAINING LISTED USES OF THE COMPREHENSIVE  
ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2005-08  
AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS  
SECTION 2 STANDARDS FOR CONSTRUCTION OF IMPROVEMENTS TABLE B  
BY CHANGING MINIMUM LOT SIZE (SQUARE FEET) IN “CON” AND “A”  
DISTRICTS FROM 2.5 ACRES TO .5 OF THE COMPREHENSIVE ZONING  
ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2005- 09  
AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS  
SECTION 1 BASIC STANDARDS BE AMENDED BY ADDING SUBSECTION (C)  
OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY,  
INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2005-10  
AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 3 SPECIAL  
USE DESIGNATIONS BY ADDING DESIGNATION SU-24 KENNEL (without  
veterinary clinic or other accessory businesses) OF THE COMPREHENSIVE ZONING  
ORDINANCE FOR WARRICK COUNTY, INDIANA

AMENDED **December 14, 2005** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2005 - 22  
AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS SECTION 2 TERMS  
DEFINED OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK  
COUNTY, INDIANA.

AMENDED January 25, 2006 WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2006- 01  
AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS  
SECTION 6 ADDITIONAL PROVISIONS AND MODIFICATIONS TO YARD  
REQUIREMENTS SUBSECTION (2) (e) OF THE COMPREHENSIVE ZONING  
ORDINANCE FOR WARRICK

AMENDED **January 24, 2007** WITH THE FOLLOWING:

**WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2007-03**

**AN ORDINANCE TO AMEND THE FOLLOWING ARTICLES AND SECTIONS  
OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR  
WARRICK COUNTY, INDIANA,**

ARTICLE II DEFINITIONS SECTION, 2 TERMS DEFINED

ARTICLE V SPECIAL USES, SECTION 3 SPECIAL USE DESIGNATIONS

ARTICLE VII RECREATION AND CONSERVANCY “CON” DISTRICT, SECTION  
1, USE REGULATIONS

ARTICLE XIII NEIGHBORHOOD COMMERCIAL – “C-1” DISTRICT, SECTION 3,  
PERMITTED USES

ARTICLE XIV COMMUNITY COMMERCIAL – “C-2” DISTRICT, SECTION 3,  
PERMITTED USES

ARTICLE XVI GENERAL COMMERCIAL “C-4” District, SECTION 3,  
PERMITTED USES

AMENDED **September 12, 2007** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2007-11

AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 3 SPECIAL  
USE DESIGNATIONS BY AMENDING SU 15 (adding library) OF THE  
COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2007-12

AN ORDINANCE TO AMEND ARTICLE XII (B) PLANNED UNIT DEVELOPMENT (PUD) SECTION 2 GENERAL REQUIREMENTS BY DELETING SUBSECTION A OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE 2007- 13

AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS SECTION 1 BASIC STANDARDS BY ADDING SUBSECTION (D) OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2007-14

AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS SECTION 2 STANDARDS FOR CONSTRUCTION OF IMPROVEMENTS TABLE B BY ADDING MINIMUM FRONT YARD, MINIMUM SIDE YARD AND MINIMUM REAR YARD (FEET) IN AN “R-2B” DISTRICT OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2007-15

AN ORDINANCE TO AMEND ARTICLE XXVI (A) ON PREMISE SIGNS SECTION 8 PERMITTED USES BY DISTRICT TABLE C OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2007-16

AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS SECTION 2 TERMS DEFINED IOY ADDING THE DEFINITION FOR GARAGE/YARD SALES OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2007-18

AN ORDINANCE TO AMEND ARTICLE XII(B) PLANNED UNIT DEVELOPMENT (PUD) BE AMENDED OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

AMENDED **February 20, 2008** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2008-02

AN ORDINANCE TO AMEND ARTICLE XIII NEIGHBORHOOD COMMERCIAL – “C-1” DISTRICT SECTION 3 PERMITTED USES SUBSECTION (2) OF THE WARRICK COUNTY COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2008-03

AN ORDINANCE TO AMEND ARTICLE XXVI (B) OUTDOOR ADVERTISING DISPLAY/OFF PREMISE SIGNS/BILLBOARDS TABLE D OFF-PREMISE ADVERTISING SIGN CHART OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

AMENDED **August 31, 2009** WITH THE FOLLOWING

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2009-11

AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS SECTION 6 ADDITIONAL PROVISIONS AND MODIFICATIONS TO YARD REQUIREMENTS SUBSECTION (2) (e) OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2009-14

AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 3 SPECIAL USE DESIGNATIONS SU-23 SELF-STORAGE WAREHOUSE FACILITIES OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2009-15

AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 3 SPECIAL USE DESIGNATIONS **BY ADDING SU-27 CHILD CARE CENTER** OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2009-18

AN ORDINANCE TO AMEND ARTICLE XIII NEIGHBORHOOD COMMERCIAL – “C-1” DISTRICT SECTION 3 PERMITTED USES **BY ADDING SUBSECTION 5 COMMERCIAL CHILD CARE CENTER AND RENUMBERING CURRENT USES FIVE (5) THROUGH FOURTEEN (14)** OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2009-19

AN ORDINANCE TO AMEND ARTICLE XVIII WATERFRONT INDUSTRIAL “W-I” DISTRICT SECTION 1 USE REGULATIONS SUBSECTION (1) BY DELETING ONE (1) DWELLING UNIT OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2009-20

AN ORDINANCE TO AMEND ARTICLE XXVI (A) ON PREMISE SIGNS SECTION 8 PERMITTED USES BY DISTRICT TABLE C OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2009-21

AN ORDINANCE TO DELETE ARTICLE V SPECIAL USES SUBSECTION 5 PROCEDURE SUBSECTION E 3 OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2009-22

AN ORDINANCE TO AMEND ARTICLE XXI SECTION 2 TABLE B NOTE 1 BY ELIMINATING 100 FEET OF FRONTAGE, ELIMINATING NOTE 10 AND AMENDING THE MAXIMUM HEIGHT IN R-2 DISTRICT FROM 40 FEET TO 45 FEET OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2009-23

AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 3 SPECIAL USE DESIGNATIONS TABLE A SPECIAL USES BY ZONING DISTRICT CHART OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA.

**AMENDED September 14, 2009 WITH THE FOLLOWING:**

WARRICK COUNTY COMMISSIONERS ORDINANCE NO 2009-09

AN ORDINANCE TO AMEND ARTICLE XV HIGHWAY COMMERCIAL – “C-3” DISTRICT OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO 2009-12

AN ORDINANCE TO AMEND ARTICLE XXIV ADMINISTRATION SECTION 6 FEES AND EXPENSES FOR NOTICE OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO 2009-16

AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 5 PROCEDURE SUBSECTION J ***BY DELETING SUBSECTION 1*** OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY INDIANA.

AMENDED **December 14, 2009** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO 2009-17

AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 6 DISCONTINUANCE OF SPECIAL USE SUBSECTION A AND B OF THE OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO 2009-28

AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS SECTION 1 BASIC STANDARDS SUBSECTION (c) OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY INDIANA.

AMENDED **April 26, 2010** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO 2010-01

AN ORDINANCE TO AMEND ARTICLE XXVI(A) ON PREMISE SIGNS SECTION 8 PERMITTED USES BY DISTRICT TABLE C OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

AMENDED **July 14, 2010** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2010-06

AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS BY ADDING HOME WORKSHOP OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2010-07

AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 3 SPECIAL USE DESIGNATIONS AND TABLE A BY ADDING DESIGNATION 28 HOME WORKSHOPS OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2010-08

AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 5 PROCEDURES BY ADDING SUBSECTION K SU-28 HOME WORKSHOP REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA

AMENDED **October 10, 2010** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2010-11

AN ORDINANCE TO AMEND ARTICLE V SPECIAL USES SECTION 3 SPECIAL USE DESIGNATIONS SU-13 MINERAL EXTRACTION, STORAGE AND PROCESSING, AND/OR OIL/GAS PRODUCTIONS BY ADDING THIS USE IN AN M-2 GENERAL INDUSTRIAL ZONING DISTRICT BY AMENDING TABLE A OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA.

AMENDED **November 8, 2010** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2010-14

AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS SECTION 1 BASIC STANDARDS BY ADDING SUBSECTION (e) TO THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA.

AMENDED **January 24, 2011** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2011-03

AN ORDINANCE AMENDING ARTICLE V ENTITLED SPECIAL USES SECTION 5 PROCEDURE SUBSECTION B OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

AMENDED **May 9, 2011** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2011-10

AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS SECTION 2 TERMS DEFINED BY ADDING SUBSECTION 2 PARCEL TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2011-12

AN ORDINANCE TO AMEND ARTICLE XV HIGHWAY COMMERCIAL “C-3” DISTRICT SECTION 3 PERMITTED USES BY ADDING LANDSCAPING BUSINESS TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA.

AMENDED **January 9, 2012** WITH THE FOLLOWING:

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2012-01

AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS SECTION 2 TERMS DEFINED (GARAGE,PRIVATE) TO THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2012-02

AN ORDINANCE TO AMEND ARTICLE IV GENERAL PROVISIONS SECTION 5 NUISANCES OF THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2012-03

AN ORDINANCE TO AMEND ARTICLE XXIV ADMINISTRATION SECTION 2 IMPROVEMENT LOCATION PERMIT TO THE COMPREHENSIVE ZONING ORDINANCE FOR WARRICK COUNTY, INDIANA.

WARRICK COUNTY COMMISSIONERS ORDINANCE NO. 2012-06

AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS SECTION 1 BASIC STANDARDS BY AMENDING SUBSECTION (e) TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA.